

6 Hanborough Business Park

Long Hanborough, Witney, OX29 8LH



TO LET / FOR SALE

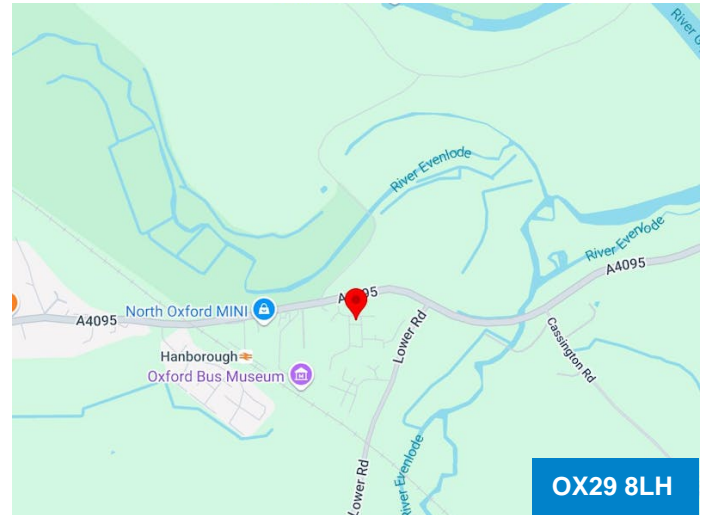
3,806 SQ FT
(353.59 SQ M)

£36,750 PER ANNUM

Recently modernised
flexible
studio/workshop/office
space with parking -
located very near railway

station TO LET/MAY SELL

- Flexible workspace
- Studio/Offices/Workshop
- Recently installed mezzanine floor
- Roller shutter loading door
- Modern kitchen & WC's
- Car parking
- Fast broadband connection



Summary

Available Size	3,806 sq ft
Rent	£36,750 per annum
Price	Not Quoting
Rateable Value	£21,000
EPC Rating	C

Description

The unit comprises a single story terraced light industrial/workshop/studio of steel frame construction with profile steel clad elevations and a pitched insulated roof incorporating roof lights.

Internally the unit has been substantially improved and upgraded in recent years and provides a mix of studio, office and workshop space.

Amenities include:

- * Flexible workspace
- * Roller shutter loading door
- * Approximately 3.8 m eaves height
- * Attractive offices
- * Fitted photographic studio
- * Modern kitchen
- * Modern male and female WC.
- * Recently installed mezzanine floor
- * Car parking
- * Fast broadband connection

Location

The property is situated on the established Hanborough Business park which lies approximately 8 miles to the north west of Oxford and adjacent to the A4095. Long Hanborough enjoys good communications with both the A44 Oxford to Woodstock road and the A40 Oxford to Witney trunk road being easily accessible. Hanborough railway station is close by and provides a good connection to both Oxford and London.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,408	223.71	Available
Mezzanine	1,398	129.88	Available
Total	3,806	353.59	

VAT

All figures exclude VAT where chargeable.

Legal Costs

Each party to bear their own costs

Viewing

Strictly by appointment with Chaston Conway.

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